

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

6 WATTLE COURT EMERALD VIC 3782

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$920,000

Property type

House

Suburb

Emerald

Period-from

01 Jan 2025

to

31 Dec 2025

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

4 DUNSTAN ROAD AVONSLEIGH VIC 3782	\$990,000	09-Oct-25
2 ELM CRESCENT EMERALD VIC 3782	\$990,000	09-Sep-25
71 KILVINGTON DRIVE EMERALD VIC 3782	\$985,000	08-Sep-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 29 January 2026



**4 DUNSTAN ROAD AVONSLEIGH
VIC 3782**

 4
  2
  2

Sold Price

\$990,000

Sold Date **09-Oct-25**

Distance **0.54km**



**2 ELM CRESCENT EMERALD VIC
3782**

 4
  2
  2

Sold Price

Sold Date **09-Sep-25**

Distance **2.18km**



**71 KILVINGTON DRIVE EMERALD
VIC 3782**

 4
  2
  3

Sold Price

\$985,000

Sold Date **08-Sep-25**

Distance **2.9km**

RS = Recent sale

UN = Undisclosed Sale

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